**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 220339902**

Karen Johnson Davidson County
Batch# 836085 **DEEDWARR**
04/07/2022 11:46:33 AM 2 pgs
Fees: $13.00 Taxes: $5,883.00

20220407-0040505

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $1,590,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of April, 2022.

Notary Public
My Commission Expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Julie Wright Reed and Amani L. Reed<br>3600 Colewood Drive<br>Nashville TN 37215 | New Owner | Tax Parcel ID No.<br>131 01 0M 001.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William J. Nutter, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amani L. Reed and Julie Wright Reed, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium in Davidson County, Tennessee, being Apartment A of Lindawood-Colewood Condominium, a Horizontal Property Regime, as established by Master Deed of record in Instrument No. 20040714-0083819, Register's Office for Davidson County, Tennessee, as amended in the First Amendment to Regime for Lindawood-Colewood Condominium Master Deed Establishing a Horizontal Property Regime, as of record in Instrument No. 20050225-0020936, Register's Office for Davidson County, Tennessee, as depicted on Exhibit "A" of the First Amendment filed in Instrument Number 20050225-0020936, said Register's Office.

Being the same property conveyed to William J. Nutter, by Warranty Deed from Eric Haldimann and Andrea Haldimann, husband and wife, of record in Instrument No. 20150903-0089924, in the Register's Office of Davidson County, Tennessee, dated August 28, 2015 and recorded on September 3, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sneed Estates, as recorded in Plat Book 2133, Page(s) 10 and 11; and amended in Book 4356, Page 296; Book 4705, Page 508; Book 5817, Page 771.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Lindawood-Colewood Condominium of record in 20040714-0083819, as amended by instrument(s) of record in 20050225-0020936; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2092, Page 410; and amended in Book 2097, Page 93.
Covenants, Conditions and Restrictions as set forth in Clarification of Restrictions recorded in Book 2446, Page 159.

Covenants, Conditions and Restrictions as set forth in Restriction recorded in Book 2549, Page 125.

This is improved property located at 3600 Colewood Drive Nashville TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 5th day of April, 2022.

William J. Nutter

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William J. Nutter, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of April, 2022.

Notary Public
My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024